016.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,500 / 793,500
					USE VALUE:	793,500 / 793,500
					ASSESSED:	793,500 / 793,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YAMAGATA BRIAN & LI
Owner 2:	
Owner 3:	
Street 1:	160 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROACHE MICHAEL/JODI -
Owner 2:	-
Street 1:	160 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1765 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6219.000	356,800		436,700	793,500
Total Card	0.143	356,800		436,700	793,500
Total Parcel	0.143	356,800		436,700	793,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.58 /Parcel: 449.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 11481

GIS Ref

GIS Ref

Insp Date 04/14/18

!1395!

PREVIOUS ASSESSMENT

Parcel ID 016.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	356,800	0	6,219.	436,700	793,500		Year end	12/23/2021
2021	101	FV	346,400	0	6,219.	436,700	783,100		Year End Roll	12/10/2020
2020	101	FV	346,500	0	6,219.	436,700	783,200	783,200	Year End Roll	12/18/2019
2019	101	FV	272,400	0	6,219.	464,000	736,400	736,400	Year End Roll	1/3/2019
2018	101	FV	271,300	0	6,219.	338,500	609,800	609,800	Year End Roll	12/20/2017
2017	101	FV	271,300	0	6,219.	294,800	566,100	566,100	Year End Roll	1/3/2017
2016	101	FV	271,300	0	6,219.	251,100	522,400	522,400	Year End	1/4/2016
2015	101	FV	264,900	0	6,219.	245,700	510,600	510,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:56:32

LAST REV

Date	Time
05/17/18	08:55:14
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1395

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROACHE MICHAEL/	58476-34		2/13/2012		505,000	No	No		
MC DEVITT WILLI	45549-558		7/5/2005		492,000	No	No		
MC DEVITT WILLI	40318-610		8/5/2003	Family	1	No	No		
	9559-182		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2018	18	Redo Bas	67,850	C				
3/15/2017	263	Solar Pa	4,917	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	Inspected	BS	Barbara S
4/11/2018	MEAS&NOTICE	BS	Barbara S
5/13/2012	MLS	EMK	Ellen K
5/12/2009	Measured	372	PATRIOT
12/4/2005	MLS	HC	Helen Chinal
9/29/1999	Meas/Inspect	267	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	11481
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6219		Sq. Ft.	Site		0	80.	0.88	1			Med. Tr	-10					436,731						436,700	

Total AC/HA:	0.14277	Total SF/SM:	6219	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,731	Spl Credit		Total:	436,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	81750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	438364
Depreciation:	81536
Depreciated Total:	356828

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

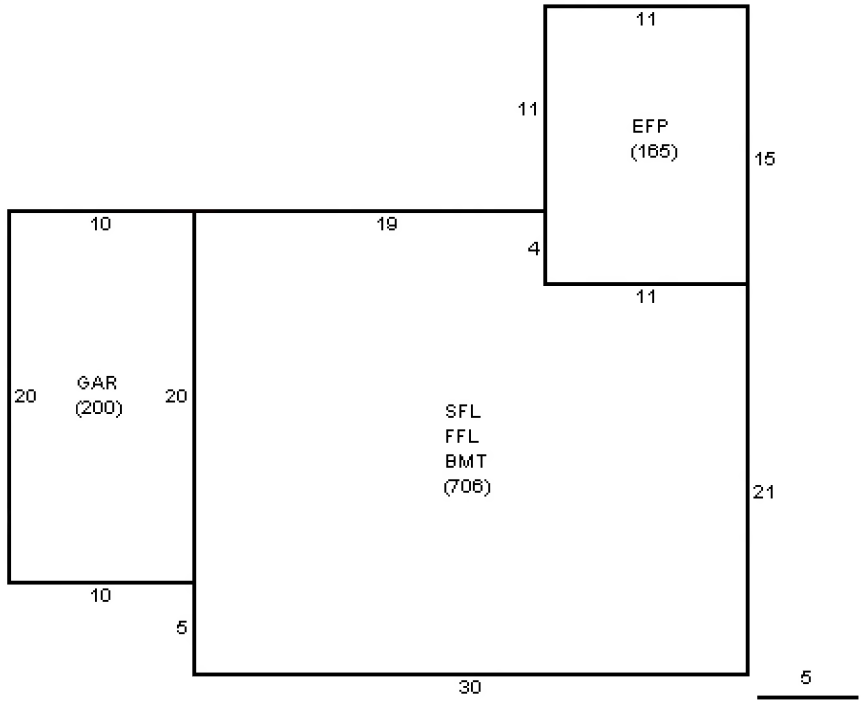
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.10
Special Features:	0	Val/Su Net:	143.70
Final Total:	356800	Val/Su SzAd	252.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	706	83.390	58,873
FFL	First Floor	706	173.730	122,652
SFL	Second Floor	706	173.730	122,652
GAR	Garage	200	27.220	5,444
EFP	Enclos Porch	165	43.280	7,142
	Net Sketched Area:	2,483	Total:	316,763
Size Ad	1412	Gross Area	2483	FinArea 1765

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

016.0-0003-0005.0

IMAGE

AssessPro Patriot Properties, Inc